

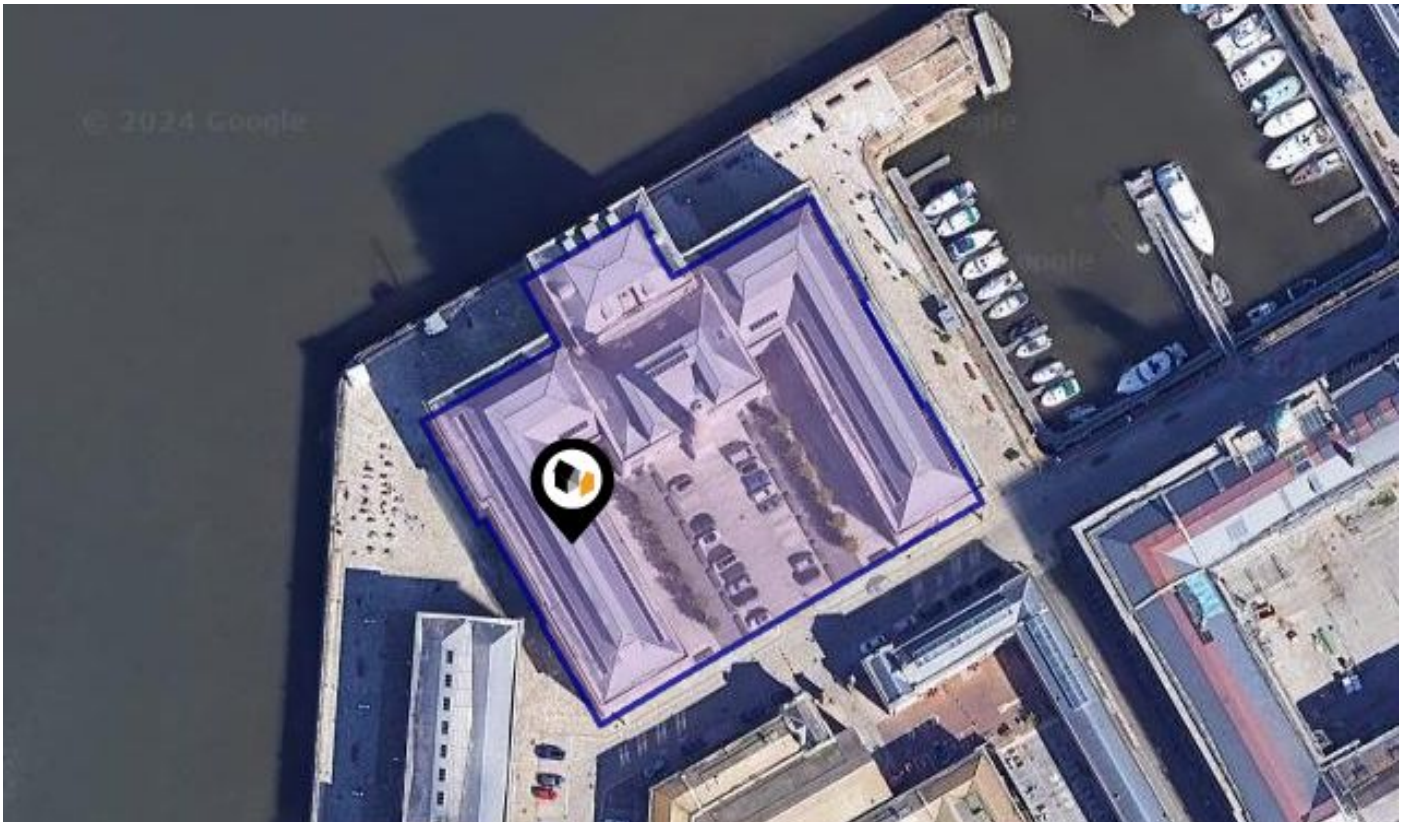


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 23rd July 2024



8, ROYAL WILLIAM YARD, PLYMOUTH, PL1

Lang Town & Country

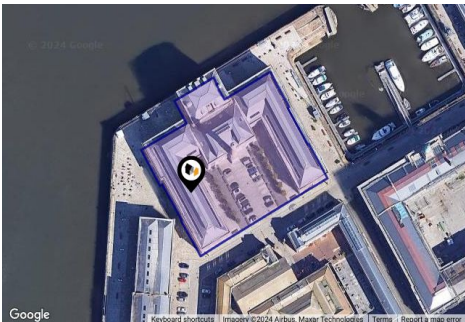
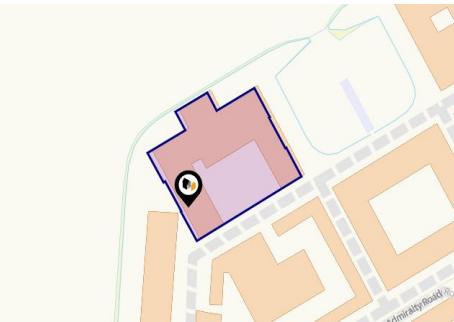
6 The Broadway Plymstock Plymouth PL9 7AU

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	28/06/2007
Floor Area:	861 ft ² / 80 m ²	End Date:	24/06/2126
Plot Area:	1.23 acres	Lease Term:	125 years (less 10 days) from 24 June 2001
Year Built :	2007	Term Remaining:	101 years
Council Tax :	Band E		
Annual Estimate:	£2,707		
Title Number:	DN562630		

Local Area

Local Authority:	Plymouth
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Freehold Title Plan



DN386955

Leasehold Title Plan



DN562630

Start Date: 28/06/2007
End Date: 24/06/2126
Lease Term: 125 years (less 10 days) from 24 June 2001
Term Remaining: 101 years

8, Royal William Yard, PL1

Energy rating

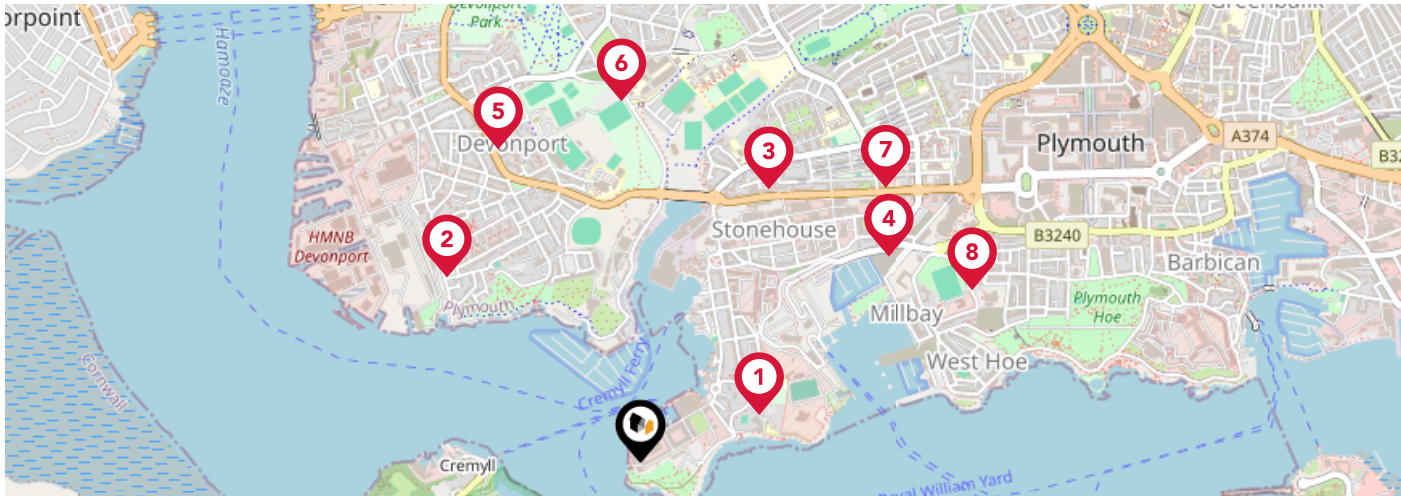
E

Valid until 16.08.2030

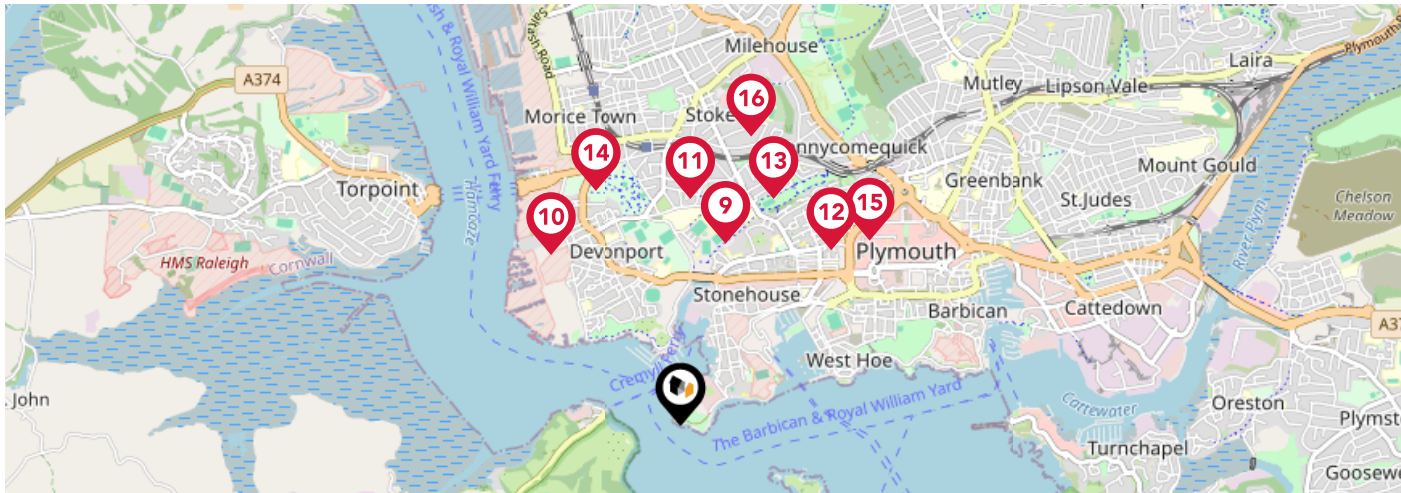
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Maisonette
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Granite or whinstone, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Community scheme
Main Heating Controls:	Flat rate charging, TRVs
Hot Water System:	Community scheme
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	80 m ²

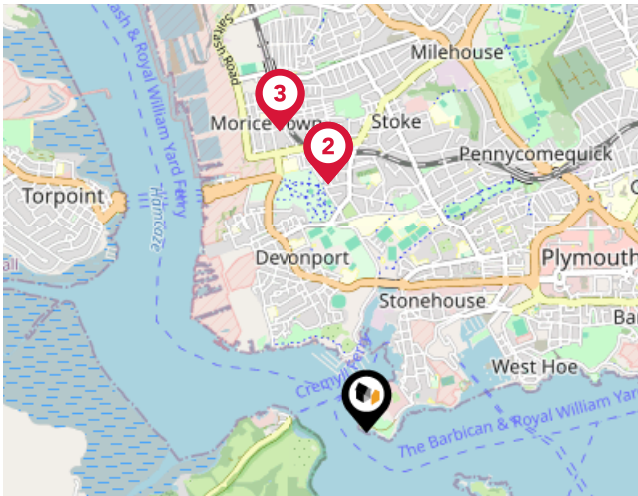


		Nursery	Primary	Secondary	College	Private
1	St George's CofE Primary Academy Ofsted Rating: Good Pupils: 93 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Mount Wise Community Primary School Ofsted Rating: Good Pupils: 298 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	High Street Primary Academy Ofsted Rating: Inadequate Pupils: 141 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Millbay Academy Ofsted Rating: Inadequate Pupils: 1020 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 201 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	City College Plymouth Ofsted Rating: Good Pupils:0 Distance:0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Peter's CofE Primary School Ofsted Rating: Requires improvement Pupils: 183 Distance:0.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Cof E VA Primary School Ofsted Rating: Outstanding Pupils: 202 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



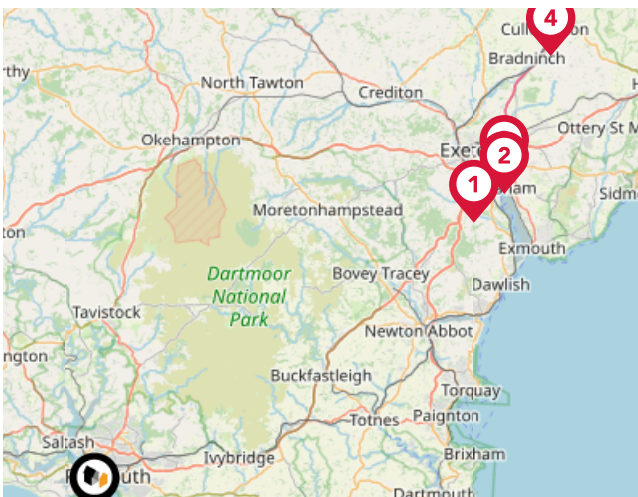
	Nursery	Primary	Secondary	College	Private
<p>9 Devonport High School for Boys Ofsted Rating: Outstanding Pupils: 1229 Distance:0.89</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Marlborough Primary Academy Ofsted Rating: Requires Improvement Pupils: 122 Distance:1.02</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Stoke Damerel Primary School Ofsted Rating: Good Pupils: 405 Distance:1.08</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 The Cathedral School of St Mary Ofsted Rating: Good Pupils: 105 Distance:1.09</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Stuart Road Primary School Ofsted Rating: Good Pupils: 199 Distance:1.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 UTC Plymouth Ofsted Rating: Inadequate Pupils: 147 Distance:1.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Pilgrim Primary Academy Ofsted Rating: Outstanding Pupils: 368 Distance:1.26</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Scott Medical and Healthcare College Ofsted Rating: Good Pupils: 360 Distance:1.41</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



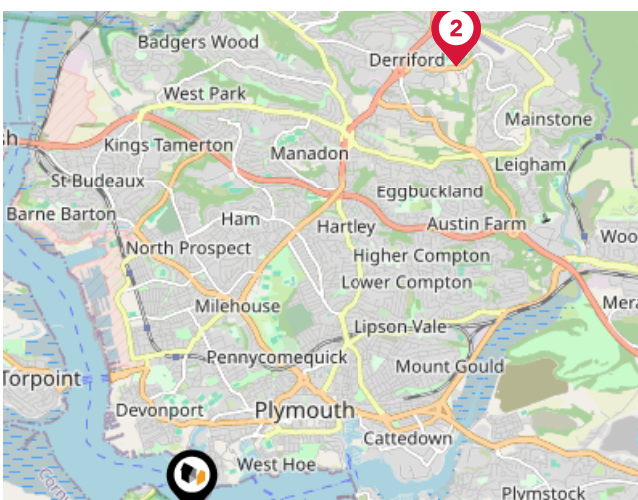
National Rail Stations

Pin	Name	Distance
1	Devonport Rail Station	1.19 miles
2	Devonport Rail Station	1.19 miles
3	Dockyard (Plymouth) Rail Station	1.49 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M5 J31	36.14 miles
2	M5 J30	39.29 miles
3	M5 J29	40.06 miles
4	M5 J28	48.72 miles

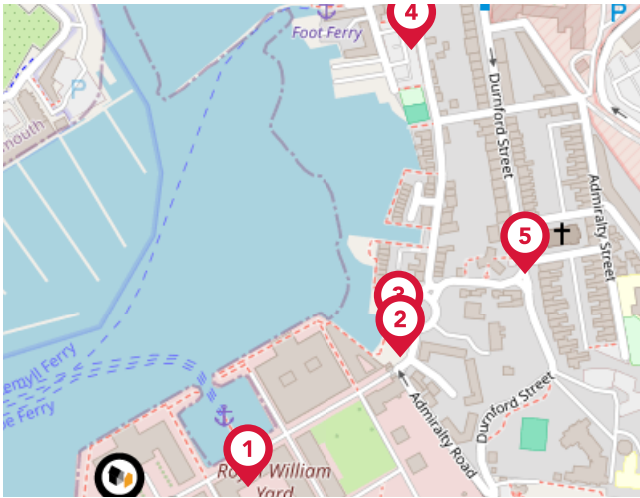


Airports/Helipads

Pin	Name	Distance
1	Plymouth City Airport	4.9 miles
2	Plymouth City Airport	4.9 miles
3	Newquay St Mawgan Airport	37.45 miles
4	Newquay St Mawgan Airport	37.45 miles

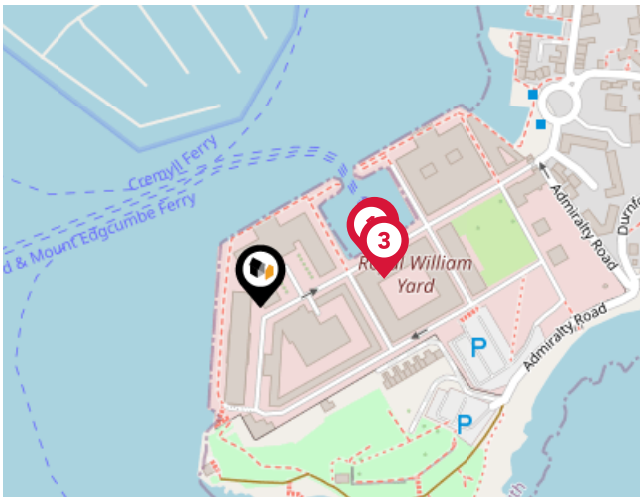
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Inside Royal William Yard	0.08 miles
2	Royal William Yard	0.19 miles
3	Royal William Yard	0.2 miles
4	Cremyll Street	0.32 miles
5	St Paul's Church	0.28 miles



Ferry Terminals

Pin	Name	Distance
1	Royal William Yard Ferry Landing	0.07 miles
2	Royal William Yard Ferry Landing	0.07 miles
3	Royal William Yard Ferry Landing	0.07 miles

Important - Please Read

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Lang Town & Country

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